

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

DECEMBER 5, 1972

A Regular meeting of the Council of the City of Vancouver was held on Tuesday, December 5, 1972, in the Council Chamber, at approximately 9:30 a.m.

PRESENT: His Worship the Mayor  
Aldermen Adams, Bird, Broome, Calder,  
Hardwick, Linnell, Phillips, Rankin,  
Sweeney and Wilson.

CLERK TO THE COUNCIL: R. Thompson.

(Alderman Linnell left the proceedings before 10:00 a.m., to attend to a morning commitment.)

PRAYER

The proceedings in the Council Chamber were opened with prayer.

'IN CAMERA' MEETING

The Council agreed to an 'In Camera' meeting later this day.

ADOPTION OF MINUTES

MOVED by Alderman Linnell,  
SECONDED by Alderman Broome,

THAT the Minutes of the Regular Council meeting (with the exception of 'In Camera' portion), dated November 28, 1972, be adopted.

- CARRIED.

COMMITTEE OF THE WHOLE

MOVED by Alderman Hardwick  
SECONDED by Alderman Linnell,

THAT the Council resolve itself into Committee of the Whole, His Worship the Mayor in the Chair.

- CARRIED.

REPORT REFERENCE AND UNFINISHED BUSINESS

1. Development Permit Application -  
Broadway and Kingsway (former  
Mount Pleasant School site)

The Council, on November 28, 1972, considered the Board of Administration report of November 27, 1972, regarding Development Permit Application - Broadway and Kingsway (former Mount Pleasant School site), and tabled the following resolution:

(continued)

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REPORT REFERENCE AND UNFINISHED BUSINESS (continued)

Development Permit Application -  
Broadway and Kingsway (former  
Mount Pleasant School site) - cont'd

'MOVED by Alderman Broome,  
THAT the recommendation of the Board of Administration,  
dated November 27, 1972, re Development Permit Application -  
Broadway and Kingsway (former Mount Pleasant School site)  
be approved.'

(Tabled motion)

At that time, the Council also instructed that a report explanation be given by the Director of Planning and Civic Development, and representatives of the Vancouver City Planning Commission and School Board be invited to be present and speak on the matter.

Representatives of the Department of Planning and Civic Development gave a report explanation, followed by representations as follows:

School Board - Mr. F. K. Bowers, in support of the Development Permit Application. Mr. Bowers felt the developer would be prepared to make provision in the development as required for rapid transit arrangements, and felt that the School Board would be prepared to hold a public meeting in the area.

Vancouver City Planning Commission - Mr. Lecky and Mr. Crowley expressed the Commission's concerns.

Two letters were noted, as follows:

1. Mount Pleasant Parent Teacher Association--requesting an evening public hearing in the neighbourhood;
2. Mount Pleasant Area Council--requesting an evening public hearing of residents.

MOVED by Alderman Broome,  
THAT the motion of approval before Council on November 28, 1972, now be raised from the table.

- CARRIED.

The Council heard the representative of the Mount Pleasant P.T.A.

The motion of Alderman Broome was restated as follows, as changed by agreement:

"THAT the recommendation of the Board of Administration, dated November 27, 1972, re Development Permit Application - Broadway and Kingsway (former Mount Pleasant School site), be approved, subject to provision in the development for the required comfort facilities."

(A recorded vote was requested.)

(Not put -  
see page 4)

(continued)

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REPORT REFERENCE AND UNFINISHED BUSINESS (continued)

Development Permit Application -  
Broadway and Kingsway (former  
Mount Pleasant School site) - cont'd

MOVED by Alderman Phillips,

THAT this motion of Alderman Broome be tabled, pending an evening public meeting in the area, with the School Board.

(not put--see page 4)

At this point, His Worship determined that other important civic business must now proceed.

(See page 4 for further Council action.)

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CIVIC RECOGNITION

'Honour of Freeman':  
Honourable Howard Green  
and Mr. W. J. VanDusen

The Council honoured the following, in recognition of the granting by Council, by resolution of January 11, 1972, of the distinction of 'Freeman of the City':

The Honourable Howard Charles Green, P.C., Q.C., LL.D.,

and

Mr. Whitford Julian VanDusen.

In this regard, His Worship the Mayor introduced the Freeman and presented illuminated scrolls setting out appropriate citations of recognition. Also presented were the Freeman medallion and the parking privilege plaque.

Both Mr. Green and Mr. VanDusen replied, following which the Council recessed, at approximately 10:50 a.m., for a short social period.

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After the social period, the Council reconvened 'In Camera' at approximately 11:15 a.m., following which the Council returned to the Council Chamber to continue with the business, at approximately 11:50 a.m.

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REPORT REFERENCE AND UNFINISHED BUSINESS (continued)

Development Permit Application -  
Broadway and Kingsway (former  
Mount Pleasant School site) - cont'd

The Council continued its consideration of proposed Development Permit Application - Broadway and Kingsway (former Mount Pleasant School site), noting motions made earlier this day by Alderman Broome and Alderman Phillips,

After due consideration, it was

MOVED by Alderman Bird,

THAT this whole matter be tabled for two weeks, and in the meantime, the School Board be requested to hold a public meeting with the residents of the area.

- CARRIED.

MOVED by Alderman Sweeney, in amendment,

THAT the words in Alderman Bird's motion 'for two weeks' be changed to read 'for two months'.

- LOST.

A recorded vote was requested on the amendment of Alderman Sweeney, and the record, therefore, is as follows:

FOR THE MOTION

Alderman Hardwick  
Alderman Rankin  
Alderman Sweeney

AGAINST THE MOTION

Alderman Broome  
Alderman Adams  
His Worship the Mayor  
Alderman Phillips  
Alderman Calder  
Alderman Wilson  
Alderman Bird.

(The amendment was declared LOST.)

(The motion of Alderman Bird was put and .....CARRIED.)

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The Council recessed at approximately 12:15 p.m., to reconvene in the Council Chamber at 2:00 p.m.

PRESENT: His Worship the Mayor  
Aldermen Adams, Bird, Broome, Hardwick,  
Linnell, Phillips, Rankin, Sweeney  
and Wilson

ABSENT: Alderman Calder.

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COMMUNICATIONS OR PETITIONS

- 1. Funds: Kensington  
Community Centre Association

A request was noted, by letter dated December 4, 1972, from the Kensington Community Centre Association, for permission to appear today, requesting financial support for the continuation of the Kensington Community Centre.

MOVED by Alderman Phillips,  
THAT the delegation be heard later this day.

- CARRIED.

DELEGATIONS AND UNFINISHED BUSINESS (continued)

- 2. Proposed Hotel at 715 West  
Broadway (Fairview Slopes Area)

Council received representations from the Fairview Slopes Ratepayers and Tenants Association in support of their brief, dated December 1, 1972, setting out various recommendations to control development along Broadway, in the Fairview Slopes area. Particular concern was expressed with respect to the proposed hotel at 715 West Broadway.

The applicant for the hotel appeared, and submitted a brief in support of the Development Permit Application.

A communication was noted from Mr. Henry Hawthorn, Architect, in support of the position taken by the Fairview Slopes Ratepayers and Tenants Association.

MOVED by Alderman Phillips,

THAT the representations on this matter be received, and the Director of Planning and Civic Development be requested to report on the brief from the Fairview Slopes Ratepayers and Tenants Association and the letter from Mr. Henry Hawthorn, Architect.

- CARRIED.

- 3. Closing Carnarvon Street  
between 16th and 19th Avenues

Further consideration was given to Board of Administration report (Works and Utility Matters), dated November 3, 1972, in which the City Engineer reports on a communication from Mr. D. F. Mueller and Mr. W. E. Laidlaw, complaining in respect of the closure of Carnarvon Street between 16th and 19th Avenues.

Delegations were heard, as follows:

- Mr. W. E. Laidlaw;  
Park Board (Commissioner Wainborn)--brief filed, dated December 4, 1972, in support of closure;  
School Board (Mr. Pritchard)--brief filed, dated December 5, 1972, in support of closure;  
Parent Teacher Association--petition filed, in support of closure.

(continued)

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DELEGATIONS AND UNFINISHED BUSINESS (continued)

Closing Carnarvon Street  
between 16th and 19th Avenues

MOVED by Alderman Rankin,  
THAT the representations on this subject be received;

FURTHER, THAT in future, the City Engineer be requested, in cases of street closures and before taking action, to circulate the relevant information within the neighbourhood affected; the circulation to be at the discretion of the City Engineer.

- CARRIED.

4. Sale: Broadway Pentecostal Tabernacle  
- N/S East Broadway between Slocan  
and Penticton Streets

In considering Clause 2 of the Board of Administration report (Property Matters), dated December 1, 1972, on the matter of sale of property on the N/S of East Broadway between Slocan and Penticton Streets to the Broadway Pentecostal Tabernacle, for a combined church and senior citizens' development, the Council received representations from Mr. K. J. Danderfer, Barrister, on behalf of the Broadway Pentecostal Tabernacle, who submitted a detailed brief setting out the request that the property be sold to the church for \$100,000. In the Board of Administration report of December 1, 1972, the combined value of the entire site is set at \$118,000, based on past policy of the City to sell lands for senior citizens' developments at the assessed value, based on sub-divided lots as determined for general purposes under Section 342 (1) of the Vancouver Charter, and the sale of City-owned lands, for church purposes, at market value.

MOVED by Alderman Wilson,  
THAT this property be sold to the Broadway Pentecostal Tabernacle for the amount of \$118,000, subject to the various terms and conditions set out in the Board of Administration report (Property Matters), dated December 1, 1972.

FURTHER, that the request of the architect for an extension of 120 days, by which the church must file its detailed scheme of development, be approved.

- CARRIED.

5. Grant: Vancouver  
Helpful Neighbour Society

The Board of Administration, in its report on Property Matters of November 17, 1972, advised of the situation in renting City premises at 1557 Parker Street, to Vancouver Helpful Neighbour Society. It was pointed out the Society had agreed to rent the premises at \$50 per month, commencing September 15, 1972; however, no further rent has been paid since that date.

(continued)

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DELEGATIONS AND UNFINISHED BUSINESS (continued)

Grant: Vancouver Helpful  
Neighbour Society (continued)

A representative of the Society appeared, explaining their circumstances in not being able to pay further rent on this City property.

MOVED by Alderman Rankin,

THAT a grant equal to the rental on this property be made to the Vancouver Helpful Neighbour Society, for a period of six months.

- CARRIED BY THE  
REQUIRED MAJORITY.

6. Development Permit Application No. 60590:  
1355 Harwood Street

The Council further considered Board of Administration report (Building and Planning Matters), dated November 24, 1972, setting out details with respect to Development Permit Applications #60559 (1339 Burnaby Street) and #60590 (1355 Harwood Street), which are at variance with the proposed new West End zoning.

Representations were received from a representative of Zajac Development Corporation Ltd., asking that Development Permit Application #60590 be approved.

MOVED by Alderman Bird,

THAT Clause 2 of the Board of Administration report (Building and Planning Matters), dated November 24, 1972, in respect of these two applications, be approved; i.e., that the Development Permit Applications be withheld on the basis set out in the report.

- CARRIED.

7. Grant: Kensington  
Community Centre

A representative of the Kensington Community Association appeared, advising that the Local Initiative Program grant expired November 30, 1972, and therefore the Kensington Community Centre must close unless funds are made available.

Commissioner Boyce, for the Park Board, appeared in support of the request for a City grant, until a further L.I.P. application has been dealt with in this regard. Commissioner Boyce advised that \$2,000 a month for the months of December, 1972, and January, February and March, 1973, is required to take care of salaries only. After that time, the Park Board proposes to apply, in its supplementary estimates, to continue this community centre program on the regular community centre basis.

(continued)

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DELEGATIONS AND UNFINISHED BUSINESS (continued)

Grant: Kensington Community  
Centre (continued)

MOVED by Alderman Rankin,

THAT a grant of \$8,000, to allow the continuation of this Centre to March 31, 1973, be approved, subject to submission to the City of expenditure vouchers, and discontinuance on receipt of an L.I.P. grant during this period except that in the event of duplicate payments in any one month insofar as L.I.P. and City grants are concerned, the City's duplicated portion be retained for equipment for the Centre.

- CARRIED BY THE  
REQUIRED MAJORITY.

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During consideration of the foregoing matters, a short recess was observed.

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8. Administrative Changes - Dept. of Permits  
and Licenses and Department of Planning  
and Civic Development

MOVED by Alderman Phillips,

THAT, pursuant to the request of the Union concerned, further consideration of the Board of Administration report, dated November 23, 1972, re Administrative Changes - Department of Permits and Licenses and Department of Planning and Civic Development, be deferred to the next meeting of Council.

- CARRIED.

COMMUNICATIONS OR PETITIONS (cont'd)

2. Community Development  
Services (Champlain Heights)

As requested by the Fraserview Killarney Area Council, it was agreed to defer consideration of this matter, pending hearing of a delegation.

3. Bus Service to  
Vanier Park Ar a

A communication from the Vancouver Historical Society was noted, asking for support to its petition to the B.C. Hydro and Power Authority for bus or trolley service to the Museums, Planetarium and Archives in Vanier Park, to assist elderly visitors to these establishments.

(continued)



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COMMUNICATIONS OR PETITIONS (cont'd)

Bus Service to  
Vanier Park Area  
(continued)

MOVED by Alderman Phillips,

THAT the request of the Vancouver Historical Society be supported, and B. C. Hydro and Power Authority be so advised.

- CARRIED.

4. Capital Expenditure  
re Barns in Racetrack Area

A request was received from the Pacific National Exhibition, for approval of capital expenditure in the amount of \$300,000, in connection with barn replacement and a renovation program in the racetrack area, pursuant to requirements of the City's Building, Fire and Health Departments.

MOVED by Alderman Adams,

THAT this capital expenditure of \$300,000 be approved.

- CARRIED.

A recorded vote was requested and the record, therefore, is as follows:

FOR THE MOTION

Alderman Adams  
Alderman Broome  
Alderman Linnell  
Alderman Sweeney  
Alderman Wilson  
Alderman Bird  
His Worship the Mayor

AGAINST THE MOTION

Alderman Rankin  
Alderman Hardwick  
Alderman Phillips

(The motion of Alderman Adams was.....CARRIED.)

(His Worship the Mayor agreed to obtain a detailed financial statement in respect of this capital expenditure, for Council's information.)

BOARD OF ADMINISTRATION AND OTHER REPORTS

A. Board of Administration  
GENERAL REPORT, December 1, 1972

WORKS AND UTILITY MATTERS

MOVED by Ald. Broome,

THAT, in respect of this report of the Board of Administration (Works and Utility matters), Clauses 1, 2 and 3 be adopted and Clause 4 received for information.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

GENERAL REPORT, cont'd.

SOCIAL SERVICE AND HEALTH MATTERS

Request for Health Department Participation  
in a Trial of a New Vaccine (Clause 2)

MOVED by Ald. Sweeney,  
THAT this clause of the Board of Administration report (Social Service and Health matters), be approved, subject to adequate liability insurance protection for the City, satisfactory to the Corporation Counsel, on the understanding any insurance costs would not be a charge to the City of Vancouver.

- CARRIED

Balance of Social Service and Health Matters

MOVED by Ald. Broome,  
THAT Clauses 1 and 3 of this report of the Board of Administration (Social Service and Health matters), be adopted.

- CARRIED

BUILDING AND PLANNING MATTERS

Strathcona Rehabilitation Project:  
MacLean Park Public Housing Project

MOVED by Ald. Rankin,  
THAT the recommendations of the Director of Planning and Civic Development in this report of the Board of Administration (Building and Planning matters), be approved, subject to the B.C. Housing Management Commission assuming responsibility for supervision of the construction of the project and its subsequent maintenance.

- CARRIED

FIRE AND TRAFFIC MATTERS

Request to Use Sound Truck (Clause 2)

After considering this clause in respect of request to use a sound truck, it was,

MOVED by Ald. Sweeney,  
THAT approval be given to the Jewish Youth Council for permission to use a sound truck on December 6th, on Oak Street, 27th Avenue to 41st Avenue, commencing 7:00 p.m., to be used to accompany the organization's Torchlight Parade.

- CARRIED

Tender: Fire Trucks (Clause 1)

MOVED by Ald. Sweeney,  
THAT this clause of the report of the Board of Administration (Fire and Traffic matters), be adopted.

- CARRIED

FINANCE MATTERS

Stage Lighting Control Equipment:  
Relocation of Lighting Console,  
Queen Elizabeth Theatre

MOVED by Ald. Broome,  
THAT this report of the Board of Administration (Finance matters) be adopted.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

B. PROPERTY MATTERS  
December 1, 1972 (cont'd)

MOVED by Ald. Adams.  
THAT Clause 1 of this report of the Board of Administration (Property matters), be received for information and Clause 3 be adopted.  
- CARRIED

(For action on Clause 2 of this report see page 6)

C. Inspection Services:  
Health Department

The Board of Administration, under date of December 1, 1972, submitted the following report:

'YOUR BOARD has received the attached report dated November 17th, 1972, from the Administrative Analyst.

The recommendations included in the report are:

- (a) Establish a master file of "Inspection Record" cards to be filed clerically by address within each district. Each Inspection Record card will be marked with the date of each inspection. No other information will be recorded on these cards.
- (b) The existing log cards to be removed from the Inspectors' desk and incorporated into the "Health" file which is to be filed in the central filing registry of the Department of Permits and Licenses.
- (c) The Inspectors to complete an "Inspector's Report" (see specimen attached) for each inspection made.
- (d) The Inspectors to obtain the signature of the owner or his agent on each report (one copy of the report to remain with the owner/agent).
- (e) The statistical information section at the bottom of the "Inspectors' Report" form to be completed and dispatched to Data Processing for compilation of monthly and annual statistics by districts and in total.
- (f) The Inspector's Report form to be filed in the Health Section of the master file in the central registry.
- (g) When space becomes available, the Public Health Inspector III (Quarantine Officer) to be relocated on the Second Floor, East Wing, and not on the Main Floor, East Wing, as at present.
- (h) Each Inspector to be issued with a personal paging device.
- (i) "Reporting in" times be reviewed by the Director of Permits and Licenses, the Medical Health Officer, the Fire Chief and the Administrative Analyst, and a new schedule instituted.
- (j) Additional positions of Clerk I be established (1 permanent, 2 temporary) in the Department of Permits and Licenses for filing and other related duties in accordance with the report of the Director of Personnel Services, effective when filled.
- (k) The Director of Personnel Services and the Medical Health Officer revise the existing Public Health Inspector classifications.
- (l) The noise level in Inspectors' open area to be examined by the Assistant Director - Maintenance and Construction, and changes made to alleviate this condition.

cont'd....

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BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Inspection Services:  
Health Department (cont'd)

- (m) Changes in hours of work for the Public Health Inspectors be negotiated by the Director of Personnel Services with the M.R.E.U. as a matter of priority and a report made to City Council recommending the manner by which such arrangement can become operative.
- (n) Four additional positions of Public Health Inspectors-I be established, effective when filled.
- (o) A further review to be made in 1973 and a report be submitted to Council recommending the level of service to be provided by the Division, the organization of the Division and the numbers and classifications of Public Health Inspectors required for such service.
- (p) Approval be given for expenditure of the necessary funds prior to establishment of the 1973 budget.

(q) The Director of Finance review the level of charges the City should be making. Your Board noted that the estimated costs (at 1973 salary rates) are:

Non-Recurring	\$ 8,310
Annual	\$71,305

Details are at Section 11 of the report.

The purpose of the recommended changes is to make substantially more time available for inspectional duties. Present office travel time averages 220 minutes per day per man (see Section 2 of the report). Twenty-four (24) minutes per day change from office or travel time to inspection time gives time for one more inspection per man or 21 additional inspections per day.

Other advantages are noted at Section 6 of the report and these include:

- the owner being notified in writing at the time of inspection
- elimination of letter writing
- copies of reports of inspections being on file
- better compilation of statistics
- improved supervisory control

YOUR BOARD RECOMMENDS that the recommendations of the Administrative Analyst be adopted effective January 1st, 1973."

NOTE: This report has been discussed with the Business Manager of the Municipal and Regional Employees Union, and he concurs herein and has agreed to waive the requirement of Clause 10.7 of the Union agreement.

(attachments to the foregoing  
report on file in City Clerk's Office)

MOVED by Ald. Hardwick,

THAT the recommendations in the foregoing report be adopted.

- CARRIED

MOVED by Ald. Broome in Amendment,

THAT the following words be added to the motion of Alderman Hardwick:

'except recommendation (n) which be reported on  
in three months time'.

- LOST

The motion of Alderman Hardwick was put and carried.

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BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

D. Hostels for Single Persons:  
Pacific Hostel, and Bridge "Y"  
(formerly Continental Hotel)

The Board of Administration, under date of November 29, 1972, submitted a detailed report in respect of the Pacific Hostel and Bridge "Y" (formerly Continental Hotel) in regard to hostel accommodation for single persons. from which the following recommendations are extracted:

RECOMMENDATIONS

1. In view of the fact that the lease on Pacific Hostel expires on November 30, 1972, that the Property & Insurance Division be authorized to enter into a lease agreement with the owners of Pacific Hostel for a period of six months (from December 1, 1972 to May 31, 1973) at the current monthly rental of \$5,236.97, as outlined in the attached letter from the Supervisor of Property & Insurance. (Appendix "E")
2. That this report be referred by Council to the Standing Committee on Health and Welfare for consideration of Proposals I & II.

NOTE: The Director of Welfare & Rehabilitation has received verbal concurrence from senior officials of the Department of Rehabilitation & Social Improvement that the Provincial Government will continue meeting the costs of operation of Pacific Hostel on the same basis as is currently in force. "

The Board of Administration recommends adoption.

MOVED by Ald. Wilson,  
THAT the foregoing recommendations be approved.

- CARRIED

E. West End Rezoning

The Board of Administration, under date of December 1, 1972, submitted the following report:

'The Director of Planning and Civic Development reports as follows:

"BACKGROUND

Upon the instruction of City Council, the Director of Planning on October 31, 1972 submitted a rezoning application for the West End local area which is in accordance with the intent of the West End Policy Guidelines.

The Technical Planning Board, in considering specific rezoning proposals by the Director of Planning and Civic Development indicated proposed commercial rezoning should be extended to beyond the area of the October 31 application, to include the south side of Georgia Street in the 1600 to 1900 blocks and the Alberni Street frontage in the 1600 and 1700 block. This additional rezoning application has since been submitted November 24, 1972.

The Technical Planning Board also endorsed a further change to the October 31 application by recommending that a maximum floor space ratio of 2.4 should apply to the parts of the West End now zoned RM-4, rather than maximum of 2.9 for the areas west of Denman Street and south of Davie Street and 2.4 for the remaining area as recommended in the 'Policy Guidelines.'

As set out in attached report dated November 23, 1972 the Technical Planning Board has recommended that:

1. Council approve the November 24, 1972 submission of the rezoning application to extend the commercial rezoning of the West End to include the frontage of the south side of Georgia Street in the 1600 to 1900 blocks and the frontage of Alberni Street in the 1600 and 1700 block.

cont'd....

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BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

West End Rezoning (cont'd)

2. The text of Zoning and Development By-law #3575 be amended in accordance with the attached draft schedules to include:
  - (a) an RM-4A Multiple Dwelling District Schedule (with a maximum floor space ratio of 2.4)
  - (b) a C-2A Commercial District Schedule (with a maximum floor space ratio of 3.0)
3. The Zoning and Development By-law be amended to rezone:
  - (a) approximately 305 acres from RM-4 Multiple Dwelling District to RM-4A Multiple Dwelling District, such lands being as shown on the attached map;
  - (b) approximately 50 acres from C-3 Commercial District (Medium Density) to C-2A Commercial District (suburban), such lands being as shown on the attached map;
  - (c) approximately 23 acres from RM-4 Multiple Dwelling District to RS-1, One-Family Dwelling District, such lands being as shown on the attached map.

These recommendations were adopted by the Vancouver City Planning Commission November 24, 1972.

ANALYSIS

- (a) These basic zoning recommendations are a first step towards implementing the West End Policy Guidelines. The Director of Planning will shortly be submitting comprehensive rezoning recommendations for the Downtown peninsula along with a finalized Concept Plan (of which the West End Policy Guidelines form a part).

The attached draft zoning schedules primarily embody simple reductions in density in order to avoid development incompatible with the West End Policy Guidelines in the interim period.

As it is anticipated that there will be major development permit applications submitted within the next few months, it is important that new zoning be instituted in order to avoid further high density development contrary to the spirit of the West End Policy Guidelines.

- (b) Public Hearing Date - Development Permit Application #60559, submitted November 6th, 1972, is the first of two development permit applications since the rezoning application was submitted. They have been reported to Council separately with a recommendation that they be withheld under the 30 + 60 day provision of Section 570 of the Vancouver Charter. In order to withhold these and further development permit applications which are considered to be contrary to the West End Policy Guidelines, it will be necessary for Council to adopt new zoning by-laws by February 4, 1973. Landowners are otherwise entitled to compensation for damages arising from the withholding of such development permits.

Two alternative public hearing dates being considered at the present time are December 20, 1972 or the second or third week of January 1973.

In view of the civic election slated for December 13, 1972, it is important to note that new zoning by-laws may only be adopted by a quorum of Council members, who have attended the public hearing dealing with the proposed by-laws.

A public hearing held December 20, 1972 would allow the outgoing Council only a few working days during the Christmas season to finalize and adopt the new by-laws. The new Council, however, would have several weeks to do so if the public hearing was held early in January.

The approach of Christmas would similarly limit the public's ability to attend on December 20, 1972.

With these constraints in mind a public hearing in the second week of January 1973 is favoured.

cont'd.....

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BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

West End Rezoning (cont'd)

RECOMMENDATION

As recommended by the Technical Planning Board (Recommendation #1 above), the Director of Planning and Civic Development recommends that Council approve the November 24, 1972 submission of the rezoning application to extend the commercial rezoning of the West End to include the frontage of the south side of Georgia Street in the 1600 to 1900 blocks and the frontage of Alberni Street in the 1600 and 1700 block. "

Your Board submits the foregoing report for the INFORMATION of Council and RECOMMENDS that the recommendation of the Director of Planning and Civic Development be endorsed. '

(Attachments to the foregoing report  
are on file in the City Clerk's Office)

MOVED by Ald. Hardwick,

THAT the recommendation of the Board of Administration in the foregoing report be approved and the Public Hearing concerned be held in the second week of January, 1973.

- CARRIED

F. Tree Planting:  
Downtown Area

The Board of Administration, under date of November 27, 1972, submitted the following report:

' INTRODUCTION

Council, on 4th July, 1972 approved a recommendation of the Standing Committee on General Purposes that:

"The Chairman be authorized to appoint a small Committee of officials and Members of Council to bring in recommendations relative to a financial formula in accordance with the policy defined".

The Committee was struck, comprised of the Chairman Alderman Broome, Alderman Sweeney, the Corporation Counsel, Deputy City Engineer and the Deputy Superintendent of Parks. It has met, reviewed various approaches for tree planting and instructed the City Engineer, Director of Finance and the Superintendent of Parks and Public Recreation to bring forward a report in accordance with the general decisions of the sub-committee.

The City Engineer, Director of Finance and Superintendent of Parks and Public Recreation report as follows:

"The general desire of the small committee is that a program be initiated which would approximate that proposed by the Downtown Business Association. There was general agreement that the program should include installation of filler walks (where they are still required) to be installed and financed under local improvement (initiative) basis and that the tree planting program would be paid for by the City, as the proposed property owners' share of 2/3 of the cost was too small to warrant the delay and the detailed work necessary for local improvement and collection procedures. The tree planting cost would, under these circumstances, be provided for in the City's Supplementary Capital Budget in three annual instalments.

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Tree Planting:  
Downtown Area (cont'd)

The original proposal of the D.B.A. was for planting something in the order of 1,000 trees on the streets coloured black on the attached plan. We have delimited the downtown area and expanded it somewhat to include certain high volume streets, while still retaining overall costs approximately within the original level. An examination was made of extending the program further into the West End and it became obvious immediately that adding even the major streets only would double the program. Since the West End is subject to implementation of the West End guidelines, we consider it should be dealt with separately. Similarly, we have not included the Gastown area as this is being treated as a separate beautification and includes provision of trees in specific projects. Since the program involves local improvements, it will be administered by the Engineering Department. Tree planting and maintenance will be carried out by the Parks Board. Initially, the Engineering Department proposes to deal with this new program with existing staff. This matter will be reviewed in the future should this prove impractical.

Proposed Program

The streets recommended for inclusion in the proposed three year program are shown outlined in green on the attached plan. These are major streets in the downtown area or adjacent to it and all carry heavy pedestrian traffic.

Some of these streets such as Burrard and Georgia have already been planted with trees but require other work such as the installation of filler walks and bricks in the tree plots and so are included in the program.

Most of the streets selected are suitable for in-ground planting but there are some exceptions and on these it will be necessary to install planters. An example would be the streets around the Hudson Bay Company store and the T. Eaton Co. store on Hastings Street where the canopies prevent the planting of large trees. Another example would be Howe Street between Robson and Georgia where the underground parking garage extends out under the street. There are other locations not yet defined where underground utilities or areaways will prevent ground planting of trees and planters will be necessary at these locations.

Some existing planter boxes will be replaced by ground planted trees and these will be moved to locations where ground planting is impractical.

It is anticipated that the spacing of trees can be arranged so that smaller canopies and areaways will not seriously hinder the tree planting.

The program will consist of the following:

- (a) Planting trees and filling in the tree plots with red brick on the streets included in this program.
- (b) Installing bricks around the existing tree plots on Georgia Street and Burrard Street.
- (c) Install concrete filler walks where required in the narrow strips behind the curbs on the streets included in the program.
- (d) Move planter boxes replaced by ground planted trees to locations where ground planting is impractical.

cont'd....



BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Tree Planting:  
Downtown Area (cont'd)

Number of trees and Costs

Approximately 1,200 trees can be planted and bricks installed on these streets at an estimated cost of \$120,000. In addition this tree planting program will permit the relocation of approximately 120 concrete planter boxes at an estimated cost of \$1,800.

Installation of Bricks in Existing Tree Plots

There are 190 trees in 4'x4' and 3'x4' plots, mainly on Georgia and Burrard Streets. The estimated cost to place bricks embedded in fine crushed gravel in these plots is \$7,500.

Filler Walks

Some of the streets in the proposed program will require the installation of concrete filler walks between the sidewalk and the curb.

It is proposed that Local Improvements for needed filler walks be advanced on the initiative and it is recommended that Council where necessary, proceed on Special Grounds. It is also recommended that the installation of filler walks be a prerequisite of tree planting.

The total area of these filler strips is approximately 35,000 square feet and the cost estimated at \$30,000 to be borne by the property owners.

1973 Program

The 1973 program should include:

- (a) the planting of about 400 trees or one third of the total at a cost of \$40,000. This should be scheduled for the Winter of 1972-73 and Spring of 1973 and should be on the most heavily used streets where no filler walk is required.
- (b) Local Improvement procedure for required filler walks be advanced in the Spring, for about one-third of the total required or approximately \$10,000 each year.
- (c) The installation of the required filler walks to be undertaken in the Fall.
- (d) The installation of the bricks in existing tree plots on Georgia and Burrard to be undertaken coincidentally with the installation of filler walks, at an estimated cost of \$7,500.
- (e) relocating existing planter boxes as required at an estimated cost of \$600,00, about one-third of the total required for the three year program.

Source of Funds

It is recommended that funds estimated at \$40,000 for tree planting to be carried out prior to approval of the 1973 Supplemental Budget be provided from the unallocated funds in the 1972 Supplemental Capital Budget.

Your Board submits the matter to the Council for CONSIDERATION.'

cont'd....

Regular Council, December 5, 1972 . . . . . 18

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Tree Planting:  
Downtown Area (cont'd)

MOVED by Ald. Broome,

THAT the 1973 Program set out in the foregoing report be approved, as well as the recommendation dealing with source of funds.

- CARRIED

G. Fidelity Bond, Money, Securities  
and Mercantile Stock Insurance Policy

The Board of Administration, under date of December 4, 1972, submitted the following report:

'The Supervisor of Property and Insurance reports as follows:

"The City's Three Year Fidelity Bond, Money, Securities and Mercantile Stock Insurance Policy expires on January 1st, 1973. This policy insures against theft and destruction of money, securities and mercantile stock at specific locations and also includes a blanket fidelity bond covering each City employee in the amount of \$100,000.00.

The present broker is Macaulay, Nicolls, Maitland & Co. Ltd., who have underwritten the present three year policy through The General Accident Assurance Company of Canada. The present three year premium was \$15,000.00 when tendered in 1969 and after allowing for additions and deletions to the coverage, is now \$15,886.00.

In accordance with Council's instructions and on the basis of existing coverage, tenders for the renewal of this insurance for a three year period were called for and opened at a meeting of the Board of Administration, November 27th, 1972. One tender only was received from the holding broker, Macaulay, Nicolls, Maitland & Co. Ltd. on behalf of The General Accident Assurance Company of Canada for a three year premium in the amount of \$22,500.00.

RECOMMENDED that the tender in the amount of \$22,500.00 submitted by Macaulay, Nicolls, Maitland & Co. Ltd. on behalf of The General Accident Assurance Company of Canada be accepted and the firm of Macaulay, Nicolls, Maitland & Co. Ltd. be appointed to act as the City's broker for the term of the policy."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted. '

MOVED by Ald. Bird,

THAT the recommendation of the Board of Administration in the foregoing report be approved.

- CARRIED

Regular Council, December 5, 1972 . . . . . 19

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

H. False Creek:  
Redevelopment

The Special Committee re False Creek submitted the following report under date of December 4, 1972:

"In accordance with the instructions to this Committee from Council, your Committee has held meetings and reviewed information and issued instructions in areas where it has powers to act.

At the present state of the study, Council's action is required on two specific items.

Council has been made aware of the study sponsored by the Minister of State for Urban Affairs through Thompson, Berwick, Pratt and Partners which resulted in the report 'Redevelopment Strategies for Granville Island'. The Committee has reviewed the recommendations in this report and requests that Council formally support the Committee's position in connection with this Sub-Area. The Committee is of the opinion that to further the overall redevelopment of the False Creek Basin and more particularly the area west of Connaught Bridge with particular reference to the lands on the south shore immediately adjacent to the Island, the National Harbours Board be requested that leases presently in existence on Granville Island not be renewed for long terms. The Committee requests that Council ask the National Harbours Board to take the same attitude on leases on Granville Island, within the realities of the situation, that the City has taken with the leases on its lands between Ash and Hemlock, north of Sixth Avenue. Extension on a long term of any lease on the Island would seriously inhibit if not defer the proposals.

Council instructed the Committee to investigate and recommend on proposals and the Committee, to further this instruction, requested the City Engineer to investigate the costs and benefits of a soils investigation and an hydraulic study in Sub-Areas 6 and 10 and Granville Island. Specifics of the study are shown in the Terms of Reference as follows:

1. Conduct soils studies in Sub-Areas 6 and 10 to provide:
  - (a) Sufficient information so the planners and designers can plan the area in considerable detail;
  - (b) Provide sufficient information to facilitate proposals by developers.
2. An hydraulic study to provide information for Sub-Area 9 as required in the Granville Island Study as follows:
  - (a) Treatment of shoreline face;
  - (b) Analysis of how to handle water bodies between Granville Island and the south shore of False Creek.

Your Committee feel that this information will increase the interest in the lands and provide information to developers to allow them to respond when the land is offered for redevelopment much quicker. The hydraulic study will assist in establishing shorelines and shoreline treatments on and near Granville Island.

The City Engineer at the request of your Committee reported 'there are three (3) firms qualified to perform the work and I recommend that the firm of Golder, Brawner and Associates Limited as competent to perform the work and able to complete the work in a reasonable time'.

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

False Creek:  
Redevelopment (cont'd)

For the above reasons, your Committee

**RECOMMENDS**

- (a) That a letter be written to the National Harbours Board requesting their assurance that no existing leases on Granville Island will be extended in time;
- (b) That a contract be awarded to the firm of Golder, Brawner and Associates Limited to conduct a soils study in Sub-Areas 6 and 10 and to conduct an hydraulic study for Sub-Area 9, the total cost not to exceed \$71,600.00 without the further authorization of Council and that the costs be charged against the False Creek Development Appropriation of the Supplementary Capital Budget.

MOVED by Ald. Hardwick,  
THAT the foregoing report of the Special Committee re False Creek be approved.

- CARRIED

**I. N/E corner of Nanaimo and  
Pender Streets: Development**

The Board of Administration, under date of December 1, 1972, submitted the following report:

**\* The Director of Planning and Civic Development reports as follows:**

"Following an application by a Mr Handja on behalf of Mr. Funaro to rezone the above lands from an RS-1 One Family Dwelling District to a C-2 Commercial District, this application was considered by Council at a Public Hearing on August 3, 1972. The Technical Planning Board and Vancouver City Planning Commission recommended that the application be not approved. A copy of the report is attached as Appendix A.

At this time, the development indicated was two storey and cellar, with the main floor being developed with a post office of approximately 7,000 sq. ft., a small bank and a small retail store, with the second floor containing offices. At the said Public Hearing, Council resolved:

'The foregoing application be approved subject to a further report from the Director of Planning and Civic Development on any development conditions applicable."

Since the Public Hearing, numerous revised schemes of development have been submitted through Messrs. Funaro and Handja, none of which could meet the required off-street parking, off-street loading and suitable vehicular ingress and egress to the site. On October 26, 1972, Mr. Handja informed the Zoning Planner by letter:

'I would like to inform you that as of October 26, 1972, I am no longer connected in any way with the above mentioned project.

A letter of my withdrawal (sic) to this effect has been given to the Owner informing him of the same.'

Subsequent meetings were then held between the Zoning Planner, Mr. Funaro and Mr. Peter J. Holdstock, Architect. The latest submission was received on November 9, 1972, which indicates a three storey and cellar structure, the main floor being office or retail and the two upper floors as offices.

cont'd....

Regular Council, December 5, 1972 . . . . . 21

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

N/E corner of Nanaimo and Pender  
Streets: Development (cont'd)

The plan of development indicates a 24 foot setback from Pender Street and a 4 foot setback from the easterly property line; the building being rectangular, having 60 feet in depth and 181.5 feet in length, with two means of pedestrian access to the building from Pender Street and a provision of some 60 off-street parking spaces and 2 off-street loading and unloading spaces. Thirty-nine of the off-street parking spaces are in the cellar, with ingress and egress by means of a ramp from Nanaimo Street, some 20 feet south of the east-west lane, the remainder having ingress and egress directly along the east-west City lane, over the full length of the site.

On the plan submitted by Architect Holdstock, it indicates a site area of 22,631 square feet and a building area of 31,749 square feet, giving a floor space ratio of 1.18. In a telephone conversation between the Zoning Planner and the Architect, it would appear the total floor area of the building is approximately 33,000 square feet, excluding the underground parking, in lieu of the 31,749 square feet quoted.

As in the other schemes, consultation and advice was received on numerous occasions from the Assistant City Engineer, Traffic and Transportation, and in this particular case, Mr. Boyes, the Assistant City Engineer, has advised:

'We are concerned about the at-grade parking arrangement in the lane, and point out that if a truck is legally stopped on the north side of the lane, then cars cannot manoeuvre into these stalls. Furthermore, cars manoeuvring into the stalls close to Nanaimo Street can cause temporary lane blockages which could result in backup onto Nanaimo Street (similar to lack of sufficient queuing space at a parking garage entrance). These difficulties are a matter of degree, and would be less significant if these spaces were to be used by low-turnover contract parking. In any case, there should not be parking stalls with direct access from the lane within 20 or 30 feet of Nanaimo Street.

The underground parking layout is satisfactory, but to ensure adequate two-way operation of the ramp, the opening into the garage at the bottom of the ramp should be 20 feet wide.

The loading bays are not wide enough to accommodate 8' x 26' trucks manoeuvring from the 20 ft. lane, and we have no information to indicate the relationship between the loading bays and the area they serve.'

The Director of Planning and Civic Development, in submitting to Council conditions of development that would ensure a better form of development on this particular site, wishes it clearly understood that the use, being outright, i.e. retail and offices, the by-law states that if the development conforms with the provisions of the Zoning and Development By-law, the Director of Planning shall issue the development permit. The only district schedule in the by-law whereby conditions on the form of development can be applied is CD-1 Comprehensive Development District. This, however, would require a fresh Public Hearing. Furthermore, if the subject lots are zoned C-2 Commercial District, without prior consolidation of the site into one parcel, this would permit outright uses to be developed on six individual 30 foot and 33 foot lots; still leaving the 10 foot north-south City lane, with no setbacks.

For Council's consideration are these suggested conditions of development, should Council wish to proceed with the application and enact the amending by-law:

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

N/E corner of Nanaimo and Pender  
Streets: Development (cont'd)

1. The building to be first redesigned to the satisfaction of the Technical Planning Board after advice from the Design Panel and advice from the Assistant City Engineer, Traffic and Transportation, providing adequate off-street parking and off-street loading, with ingress and egress from the east-west City lane and Nanaimo Street, and having regard to the adjacent commercial property to the north, fronting Hastings Street.
2. The continuous 24 foot landscaped setback to be provided and maintained along East Pender Street, with no vehicular ingress and egress to the site from East Pender Street.
3. Signs to be restricted to facia signs only, same to be non-flashing with no signs or advertisements to be located on the 24 foot landscaped setback.
4. A 4 foot landscaped setback to be maintained between the east wall of the building and the easterly side property line.
5. Acquisition to the approval of Council of the 10 foot north-south City lane and the consolidation of Lots 7-12 inclusive, Block 55, THSL, and the closed and stopped-up portion of the City lane, to be consolidated into one parcel and so registered in the Land Registry Office.

It must also be pointed out that it would be advantageous that these conditions and undertakings should first be met before Council enact the by-law; however, the owner could not possibly meet these conditions prior to Council's meeting this year on December 19, 1972."

Your Board submits the matter to Council for its CONSIDERATION.'

(attachments to the above report  
are on file in City Clerk's Office)

In connection with this matter a letter was received from the Architect, dated December 5, 1972, advising he and his principals will conform to all of the five conditions set out in the report.

MOVED by Ald. Hardwick,  
THAT the conditions of development proposed in the foregoing report be approved, it being understood the By-law will be submitted at not later than the last meeting of this Council and that there will be an undertaking in the meantime from the developer that he will abide by the conditions set out.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Broome,  
THAT the Committee of the Whole rise and report.

- CARRIED

MOVED by Ald. Broome,  
SECONDED by Ald. Linnell,  
THAT the report of the Committee of the Whole be adopted.

- CARRIED

Regular Council, December 5, 1972 . . . . . 23

BY-LAWS

1. BY-LAW TO AMEND BY-LAW No. 4451 BEING THE  
BUSINESS TAX BY-LAW (Court of Revision)

MOVED by Alderman Adams,  
SECONDED by Alderman Broome,

THAT leave be given to introduce a By-law to amend By-law No. 4451, being the Business Tax By-law and the By-law be read a first time.

- CARRIED

MOVED by Alderman Adams,  
SECONDED by Alderman Broome,

THAT the By-law be read a second time.

- CARRIED.

MOVED by Alderman Adams,  
SECONDED by Alderman Broome,

THAT Council do resolve itself into Committee of the Whole to consider and report on the By-law, His Worship the Mayor in the Chair.

- CARRIED.

MOVED by Alderman Adams,

THAT the Committee of the Whole rise and report.

- CARRIED.

The Committee then rose and reported the By-law complete.

MOVED by Alderman Adams,  
SECONDED by Alderman Broome,

THAT the report of the Committee of the Whole be adopted.

- CARRIED.

MOVED by Alderman Adams,  
SECONDED by Alderman Broome,

THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED.

(The By-law received three readings.)

2. BY-LAW TO AMEND BY-LAW No. 2193, BEING THE  
FIRE BY-LAW (to provide adequate means of egress  
and floor separation in certain types of buildings)

MOVED by Alderman Bird,  
SECONDED by Alderman Adams,

THAT leave be given to amend By-law No. 2193, being the Fire By-law, and the By-law be read a first time.

- CARRIED

MOVED by Alderman Bird,  
SECONDED by Alderman Adams,

THAT the By-law be read a second time.

- CARRIED

cont'd....

Regular Council, December 5, 1972 . . . . . 24

BY-LAWS (cont'd)

By-law to amend By-law No. 2193, being  
the Fire By-law (cont'd)

MOVED by Alderman Bird,  
SECONDED by Alderman Adams,

THAT Council do resolve itself into Committee of the Whole  
to consider and report on the By-law, His Worship the  
Mayor in the Chair.

- CARRIED.

MOVED by Alderman Bird,

THAT the Committee of the Whole rise and report.

- CARRIED.

The Committee then rose and reported the By-law complete.

MOVED by Alderman Bird,  
SECONDED by Alderman Adams,

THAT the report of the Committee of the Whole be adopted.

- CARRIED.

MOVED by Alderman Bird,  
SECONDED by Alderman Adams,

THAT the By-law be read a third time and the Mayor and City  
Clerk be authorized to sign same and affix thereto the Corporate  
Seal.

- CARRIED.

(The By-law received three readings.)

3. BY-LAW TO AMEND BY-LAW No. 3575, BEING THE  
ZONING AND DEVELOPMENT BY-LAW (N/S 16th Avenue  
betw. MacDonald and Stephens; N/S East 41st  
Avenue betw. Nanaimo and Clarendon)

MOVED by Alderman Broome,  
SECONDED by Alderman Adams,

THAT leave be given to introduce a By-law to amend By-law  
No. 3575, being the Zoning and Development By-law, and the By-law  
be read a first time.

- CARRIED

MOVED by Alderman Broome,  
SECONDED by Alderman Adams,

THAT the By-law be read a second time.

- CARRIED.

MOVED by Alderman Broome,  
SECONDED by Alderman Adams,

THAT Council do resolve itself into Committee of the Whole  
to consider and report on the By-law, His Worship the  
Mayor in the Chair.

- CARRIED.

MOVED by Alderman Broome,

THAT the Committee of the Whole rise and report.

- CARRIED.

cont'd....



Regular Council, December 5, 1972 . . . . . 25

BY-LAWS (cont'd)

By-law to amend By-law No. 3575, being  
the Zoning and Development By-law (cont'd)

The Committee then rose and reported the By-law complete.

MOVED by Alderman Broome,  
SECONDED by Alderman Adams,

THAT the report of the Committee of the Whole be adopted.

- CARRIED.

MOVED by Alderman Broome,  
SECONDED by Alderman Adams,

THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED.

(The By-law received three readings.)

(Aldermen Wilson and Rankin refrained from voting, having been absent from the August 3, 1972 Public Hearing)

4. BY-LAW TO AMEND BY-LAW No. 3575, BEING THE  
ZONING AND DEVELOPMENT BY-LAW (S/E Sector,  
area south of 49th Avenue and East of Tyne  
Street - Sites 19 and 20)

MOVED by Alderman Wilson,  
SECONDED by Alderman Adams,

THAT Council do resolve itself into Committee of the Whole to consider and report on the By-law, His Worship the Mayor in the Chair. .

- CARRIED.

MOVED by Alderman Wilson,

THAT the Committee of the Whole rise and report.

- CARRIED.

The Committee then rose and reported the By-law complete.

MOVED by Alderman Wilson,  
SECONDED by Alderman Adams,

THAT the report of the Committee of the Whole be adopted.

- CARRIED.

MOVED by Alderman Wilson,  
SECONDED by Alderman Adams,

THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED.

(The By-law received two readings at the Council meeting of November 28, 1972, and the third reading this day)

Regular Council, December 5, 1972 . . . . . 26

BY-LAWS (cont'd)

5. BY-LAW TO AMEND BY-LAW No. 3575, BEING  
THE ZONING AND DEVELOPMENT BY-LAW  
(St. Vincent's Hospital)

MOVED by Alderman Linnell,  
SECONDED by Alderman Adams,

THAT leave be given to introduce a By-law to amend By-law No. 3575, being the Zoning and Development By-law, and the By-law be read a first time.

- CARRIED

MOVED by Alderman Linnell,  
SECONDED by Alderman Adams,

THAT the By-law be read a second time.

- CARRIED.

MOVED by Alderman Linnell,  
SECONDED by Alderman Adams,

THAT Council do resolve itself into Committee of the Whole to consider and report on the By-law, His Worship the Mayor in the Chair. .

- CARRIED.

MOVED by Alderman Linnell,

THAT the Committee of the Whole rise and report.

- CARRIED.

The Committee then rose and reported the By-law complete.

MOVED by Alderman Linnell,  
SECONDED by Alderman Adams,

THAT the report of the Committee of the Whole be adopted.

- CARRIED.

MOVED by Alderman Linnell,  
SECONDED by Alderman Adams,

THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED.

(The By-law received three readings.)

(His Worship the Mayor, and Aldermen Calder. Hardwick and Phillips refrained from voting not having been present at the Public Hearing)

Regular Council, December 5, 1972 . . . . . 27

MOTIONS

1. Apartment Conversions to Condominiums  
Strata Title Act

At the last meeting of the Council a motion was submitted by Alderman Rankin, seconded this day by Alderman Hardwick, in the matter of apartment conversions to condominiums - Strata Title Act.

After consideration it was agreed the motion be changed to read as follows:

MOVED by Ald. Rankin,  
SECONDED by Ald. Hardwick,

THAT WHEREAS many apartments are being converted to condominiums under the Strata Title Act;

AND WHEREAS no management contracts are in existence or certain terms of repayment set out;

AND WHEREAS this type of change of use has many impacts on neighbourhoods which should be looked into;

BE IT RESOLVED THAT City Council instruct the City Solicitor and Planning Department to see whether powers exist or are required under the zoning by-laws to make it mandatory for a public hearing to be held before such change of use can take place.

(referred)

Considerable discussion ensued on this matter, particularly on various provisions that might be made to apply under such circumstances, including a lengthened period of notice to protect tenants affected.

MOVED by Ald. Broome,  
SECONDED by Ald. Linnell,

THAT the proposed motion be referred to the Board of Administration for study and report back, particularly on the aspect of control in respect of conversion to condominium housing.

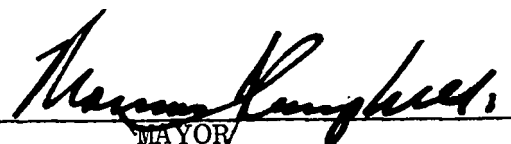
- CARRIED

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The Council adjourned at approximately 5:15 p.m.

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The foregoing are Minutes of the Regular Council meeting of December 5, 1972, adopted on December 19, 1972.

  
MAYOR

  
CITY CLERK

A-1

BOARD OF ADMINISTRATION . . . .(WORKS) 1

December 1, 1972

The following is a report of the Board of Administration:-

WORKS & UTILITY MATTERS  
CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. SEWER INSTALLATION - STRATHCONA REHABILITATION PROJECT

The City Engineer reports as follows:

"Tenders for the sewer work in the easterly part of the Strathcona Rehabilitation area were opened by the Board of Administration on Tuesday, November 14, 1972. Only one bid was received which was from the City Engineer.

The Agreement for the Strathcona Rehabilitation Project provides for the cost for engineering works to be shared, (50% Federal, 25% Provincial and 25% Municipal) up to a total of \$2 million.

On September 26, 1972, Council approved construction of the sewers in the westerly part of Strathcona at an estimated cost of \$537,600. It was also noted in the report adopted by Council, that the total cost of sewer construction throughout the area may exceed the original allocation, and up to \$350,000 of the sewer costs may be non-shareable. Funds to cover the non-shareable portion can be made available within the approved 1972-1976 Sewer Capital Program. The estimated costs of the works in the easterly part of Strathcona are:

Engineer's Contract Bid	\$614,982
Engineering Inspection & General Expenses @ 14%	86,098
	<u>\$701,080</u>

Since insufficient funds were provided in the Capital Budget, account No. 118/7907, Strathcona East Phase II, it is proposed to transfer \$350,000 from account 118/2001, 'Local Sewerage of Areas E & F Champlain Heights', this will leave \$150,000 in Item 118/2001 which is now considered sufficient for any work which may be undertaken in the current year. The amount of shareable sewer expenditures is subject to revision when the Strathcona Rehabilitation Committee has reviewed the allocation and when the costs of all parts of the work are known.

I RECOMMEND that approval be given to carry out the sewer work in the easterly part of Strathcona with City Forces, at an estimated cost of \$701,080, and that \$350,000 be transferred from account 118/2001, 'Local Sewerage of Areas E & F Champlain Heights' to account 'Strathcona East Phase II', of which \$262,500 is set aside to provide for possible non-recovery of the Senior Government Share of the excess costs."

Your Board RECOMMENDS that the foregoing be approved.

2. WIDENING OF RUPERT STREET OVER B.N.I. TRACKS, SOUTH OF BROADWAY

"Rupert Street is to be widened under local improvement from two lanes to six lanes. This will necessitate revisions to the crossing protection at the B.N.I. tracks. It is estimated that these revisions will cost \$100,000, payable by the City as this work is not eligible for contributions from the grade crossing fund or the railway.

Funds are available for this work in account 148/7907, Commercial and Industrial Streets - Unallocated.

I RECOMMEND that:

Rupert Street crossing over the B.N.I. tracks, south of Broadway be widened.

Funds for alterations to crossing protection be allocated from account 148/7907.

Corporation Counsel be instructed to apply to the Board of Transport Commissioners for an order to do this work."

Your Board RECOMMENDS that the foregoing be approved.

3. STRATHCONA REHABILITATION AREA - MUNICIPAL WORKS

The City Engineer reports as follows:

"On June 15, 1971, Council approved a recommendation of the Standing Committee on Planning and Development that the underground works in the Strathcona Rehabilitation Area be installed to an RM-3 standard and requested that the City Engineer report back on proposals for the surface improvements. Expenditure of \$2 million on the Municipal Works Program was anticipated, and cost sharing is limited to this amount at present.

Subsequent detailed estimates of sewer and water-works costs resulted in Council authorization for a total cost of \$2,350,000 for this purpose, with \$350,000 of sewerage works to be non-shareable if additional cost sharing cannot be negotiated.

Present Estimated Costs

The estimated costs of the program of Municipal Works for the Strathcona Rehabilitation Area are as follows:

1. Sewerage	\$ 1,250,000
2. Water Works	\$ 180,000
3. Pavements, sidewalks, and curbs	\$ 780,000
4. Boulevards and boulevard trees	\$ 30,000
5. Street lighting	\$ 110,000
TOTAL	<u>\$ 2,350,000</u>

A request for additional cost sharing has been forwarded to the Chairman of the Strathcona Rehabilitation Committee and is under consideration.

Present Conditions

On most blocks of street in the area, some or all of the surface features - pavements, curbs, sidewalks and lighting - require upgrading. For the most part, the north and south blocks have only narrow macadam centre strips and no curbs and the east-west blocks have old post-top lighting and the sidewalk grid is almost complete. In most blocks, there are no front boulevards and no boulevard trees. In general, the lighting levels and the pavement, sidewalk and curb conditions are sub-standard.

Proposed Surface Improvement

The proposed program of surface improvement is as follows:

- (a) creation of boulevards of sufficient width for the planting of boulevard trees where practical;
- (b) removal of the wood blocks and street-car tracks on a presently paved street;
- (c) renewal of curbs and repaving;
- (d) construction of new curbed pavements on the presently unpaved streets;
- (e) installation of sidewalks where none now exist and renewal of existing sidewalks, where necessary;
- (f) installation of new post-top street lighting on all blocks.

....Cont'd

Clause 3 Cont'd

The creation of such boulevards and the planting of boulevard trees is a key element in the rehabilitation of the Strathcona area. The existing pavements on the east-west streets are unusually wide and must be narrowed to provide space for boulevards and trees. It is proposed that the new pavements be 32 feet wide between curbs which will provide front boulevards wide enough for the planting of trees. After an extensive review of other possible street widths, the Strathcona Rehabilitation Committee expressed their approval of this proposal.

Timing of Work

The waterworks program is essentially complete and it is anticipated that sewerage will be completed very early in 1973. Surface improvements will follow as sections of the underground are completed. The full program should be completed late in 1973, so long as there are no further delays in the selection of street widths and design.

Local Improvements

Of the proposed works, Local Improvement procedures will apply to street lighting, sidewalks where none now exist and pavements and curbs (since the properties are to be zoned Residential, they will pay for only curbs). Council, on July 15, 1971, approved a recommendation that the properties assessable for Local Improvements under the Rehabilitation Program should receive 75% Urban Renewal Incentive Relief. The Strathcona Working Committee, predecessor of the Strathcona Rehabilitation Committee, has recommended that the Local Improvements be advanced on the Initiative and that they be advanced on an 'Area' basis rather than for individual blocks or streets.

Recommendation

I RECOMMEND that:

- (a) Council approve the proposals for Municipal Works in the Strathcona Rehabilitation Area as set out above;
- (b) the provision of funds for the City's share of the cost of boulevards and boulevard trees be dealt with when the 1973 Supplementary Capital Budget is considered;
- (c) the City Engineer be authorized to advance Local Improvements on the Initiative for pavements and curbs, new sidewalks, and street lighting."

Your Board RECOMMENDS the foregoing recommendations of the City Engineer be adopted.

INFORMATION:

4. FEDERAL-PROVINCIAL EMPLOYMENT LOAN PROGRAM, 1971 - SEWER WORKS

The City Engineer reports as follows:

"In closing off the Federal-Provincial Employment Loan Program the Department of Municipal Affairs has made an additional \$100,000 available for sewer works at a favourable interest rate. Only \$500,000 was made available to the City when funds were originally allocated for this program. Council had approved an application from the City for \$1.2 million for Sewers Capital Works.

The City Engineer advises that sewer construction in False Creek Flats will qualify for the additional \$100,000 and has, therefore, requested these funds under the previously approved application."

Your Board submits the matter to Council for INFORMATION.

Board of Administration, December 1, 1972 . . . . . (SOCIAL - 1)

SOCIAL SERVICE AND HEALTH MATTERS

RECOMMENDATIONS

1. Wives' and Children's Maintenance Act Survey

The Director of Welfare & Rehabilitation reports as follows:

"On February 18, 1972 Council adopted a resolution which authorized the hiring for six (6) months of two Social Service Assistants I-A, for the purpose of conducting a survey of welfare recipients who might be eligible for support payments under terms of the Provincial Wives' & Children's Maintenance Act. Council subsequently approved, on August 15, 1972, extending the term of employment for the two survey team members until December 31, 1972.

To date, the survey has been conducted in our North and West District Offices, only leaving our East and South District Offices, which comprise mainly family units.

Results obtained by survey in North and West District Offices:-

New Referrals	182
Follow-up Referrals	93
BF'd for possible future action	80
No action possible	76
Closed or adjusted as a direct result of referral to Family Court or Welfare Dept. staff	57

The 57 cases closed or adjusted, as a direct result of the survey, represent a monthly saving of \$9,696.00 - or \$116,352.00 annually. In addition, effective November 1, 1972, \$840.00 per month in assignments will be in effect which were not being received prior to July 25, 1972. These new assignments are a direct result of referrals to Family Court initiated by the Survey Team.

It is obvious at this point in the project that the entire survey cannot be completed by December 31, 1972, as (1) the survey has been inadvertently interrupted on several occasions; including the seven week civic workers' strike; (2) each referral to Family Court requires follow-up. (The follow-up factor was an unknown quantity at the outset and has developed into a major necessary function).

It is therefore requested that the two temporary Social Service Assistants I-A positions be extended for an additional three (3) months - to March 31, 1973.

. . . Cont'd.

Board of Administration, December 1, 1972 . . . . .(SOCIAL - 2)

Clause No. 1 (Cont'd.)

The survey, to date, has revealed that the major reason for an extensive backlog of cases is the absence of an orderly follow-up process and the lack of a basic understanding of the Family Court function and procedures as related to the Welfare and Rehabilitation Department. Also the survey suggests that in the interests of consistency, expediency, continuity and to obtain maximum support from the spouse it would be desirable to put all Family Court referrals initiated in all of our District Offices through a separate section of the Department having a specific responsibility to process such referrals.

Prior to March 31, 1973 the Director of Welfare & Rehabilitation will be submitting a report to Council regarding the establishment of a separate section for the above purpose, and the staffing requirements.

COSTS

2 Social Service Assistants I-A	\$ 4,728.00
@ \$788. each - for 3 months	
Fringe Benefits @ 10%	472.80
Auto Allowance (100 miles/month/each)	<u>60.00</u>
TOTAL COST -	<u>\$ 5,260.80</u>
C.A.P. Share (50%)	\$ 2,630.40
Provincial Gov't. share (25%)	1,315.20
City Share (25%)	1,315.20

AVAILABILITY OF FUNDS

The Comptroller of Accounts advises that funds for this project will need to be included in the 1973 Departmental Salary Budget.

RECOMMENDED that City Council approve the continuation of employment of two temporary Social Service Assistants I-A in the Financial and Administrative Division to March 31, 1973."

Your Board

RECOMMENDS that the foregoing report of the Director of Welfare and Rehabilitation be adopted.

2. Request for Health Department Participation in a Trial of a New Vaccine

The Medical Health Officer reports as follows:

"The Connaught Medical Research Laboratories, the sole supplier of vaccines in Canada, is developing an improved oral polio vaccine and has asked the Health Department to participate in the testing program required by the Health Protection Branch of the Federal Department of National Health and Welfare. Since the testing cannot be accommodated within our regular programs, it will be necessary to set up a special project to pursue this study.



Clause No. 2 (Cont'd.)

In discussions with Dr. D.R.E. MacLeod, Assistant Director of Connaught, it was proposed that Connaught provide a project staff to carry out the required assessment on the 300 infants to be enrolled in the study. This testing project must be completed before the end of the School year.

The one full-time Public Health Nurse I required must be appointed for the period January 1st to June 30th, 1973. In addition, a part-time Public Health Nurse I will be required for a total of three months, and a Clerk-Typist II will be required part time for a total period of four months.

The total cost of the project submitted to Dr. MacLeod has been assessed as follows:

a. Personnel:	
- Public Health Nurse Coordinator (P.H.N.I.) - nine months equivalent	\$ 7,300
- Clerk/Driver (Clerk-Typist II) - four months equivalent	1,900
b. Fringe Benefits	550
c. Travel - 5,000 miles @ 12¢/mile	600
d. Materials and Postage	400
e. Miscellaneous Expenses	100
Subtotal	<u>\$10,850</u>
f. Administrative Services @ 10%	<u>1,085</u>
TOTAL	<u><u>\$11,935</u></u>

"Following submission of this budget to Connaught, Dr. MacLeod confirmed by letter as follows:

'We accept this budget realizing that it is tentative and may be exceeded by actual expenditures.'

There will be no expense to the City of Vancouver concerning this project.

In view of the importance of this project your Medical Health Officer recommends that the City of Vancouver agree to participate with the Connaught Medical Research Laboratories in this study."

Your Board RECOMMENDS that

- (1) The Health Department be authorized to participate in the testing program described above on the understanding that all expenses are fully recoverable from the Connaught Medical Research Laboratories;
- (2) Expenditure of funds in the amount of \$10,850 be authorized subject to total recovery as arranged with Connaught Medical Research Laboratories;
- (3) The Director of Personnel Services be authorized to establish the two temporary positions of Public Health Nurse Coordinator (Public Health Nurse I) and one Clerk-Typist II, i.e. one full time Public Health Nurse I for the period January 1st to June 30th, 1973; one part-time Public Health Nurse I for a total of three months; one Clerk-Typist II, part time, for a total period of four months; the project to terminate by June 30, 1973.

3. Welfare and Rehabilitation Department -  
Extension of Temporary Staff

The Director of Welfare and Rehabilitation reports as follows:

"On March 7, 1972, City Council approved the hiring of six Social Service Assistants I for a period of three months, and on August 15, 1972, extended these temporary positions to December 31, 1972, to facilitate an "in-service" staff training program.

Our "in-service" staff training program will not be completed by December 31, 1972, and I would request a further extension to March 31, 1973.

ESTIMATE OF COSTS

Salaries (1973 Rates)

6 Social Service Assistants I (temporary 3 mos.) @ \$720. per month	\$ 12,960.
Fringe Benefits 10%	<u>1,296.</u>
<u>Total Cost:</u>	<u>\$ 14,256.</u>

Canada Assistance Plan (50%)	\$7,128.
Net Cost to City	\$7,128.

The Comptroller of Accounts advises that if City Council approves the requested extension of temporary staff listed above, the required funds will need to be included in the 1973 Departmental Budget.

NOTE: Application will be made for 25% cost sharing by the Province.

RECOMMENDED that authority be granted to retain the six Social Service Assistants I for an additional three months."

Your Board has been informed that the Department of Rehabilitation and Social Improvement, Victoria, has refused to pay 25% of the cost. Accordingly, your Board RECOMMENDS, and the Director of Welfare and Rehabilitation agrees that the temporary staff be phased out at the rate of two per month over the next three months, starting on the 27th of January.

Your Board RECOMMENDS FURTHER that a revised application be submitted to the Provincial Government.

FOR COUNCIL ACTION SEE PAGE(S) 357

Board of Administration, December 1, 1972 . . . . (BUILDING - 1)

BUILDING AND PLANNING MATTERS

CONSIDERATION

1. Strathcona Rehabilitation Project:  
MacLean Park Public Housing Project

The Director of Planning and Civic Development reports as follows:

"The Strathcona Rehabilitation Committee met on October 25th and considered a request from the MacLean Park Tenants' Association for a grant of \$20,000 from the Strathcona Rehabilitation contingency fund for the cost of materials needed in the development of half an acre of land adjacent to the MacLean Park Housing Project. The cost of labour will be provided by a Local Initiative Program grant, if approved.

The land, located on the northeast corner of Union Street and Gore Avenue, is owned by the City but presently leased to the B.C. Housing Management Commission for a period of ten years. BCHMC leased the land on the request of the Tenants' Association and has turned over the development of it to them.

Over the past three months the MacLean Park Tenants' Association has been involved in attempting to pull together various agencies to co-operate in the development of a community mini-park on the site. They have received support from CMHC in the drafting of preliminary plans and estimates of cost. BCHMC has agreed to sponsor the LIP proposal, which will provide the labour from local residents.

Both the land in question and the MacLean Park Housing Project are within the boundaries of the Strathcona Rehabilitation Project. MacLean houses 2,000 people, approximately 1/3 of the total population affected by the Rehabilitation Project. It has the highest density and the highest concentration of senior citizens in the community.

The development proposal as presently planned includes a depressed stage area and band shell, a miniature pitch and putt course, a garden area with grass, trees, benches and a rock pool with bridge, as well as walkways and perimeter fencing.

The Strathcona Rehabilitation Committee feels that this proposal, located at one of the main entrances to the community, will provide much-needed passive recreational space near the western border of the community in an area dominated by four major senior citizens' projects. It will also contribute to the general rehabilitation and beautification of the area.

The federal and provincial representatives on the Strathcona Rehabilitation Committee have agreed to the proposal, and committed their share (75%) of the cost of the materials. From the point of view of the City, therefore, the City would benefit from the construction of the park, for a total City expenditure of \$5,000.

Subsequently, discussions were held between the Board of Administration, the City Engineer, the B.C. Housing Management Commission and the Director of Planning and Civic development, when the following points were made:-

- (a) Whereas there was presently a lease on the land, in fact, it would be more appropriate for the land to be sold to the Federal-Provincial partnership, who own the MacLean Park Housing Project with a repurchase option for 20 years, in the apparently unlikely event that the City would need the land for highway purposes.

cont'd....

Clause No. 1 continued

In addition, there is a further strip of now surplus highway land to the north which could be included in such a sale, if consummated. Despite the fact that the City bought the land from the Urban Renewal partnership for .84¢ a square foot, as part of Redevelopment Project No.1, it is suggested that this sale of the Federal-Provincial partnership should be for a nominal dollar.

- (b) On the details of the form of development, the City Engineer feels that the band shell is inappropriate and this view was supported by the other parties.
- (c) The Board of Administration suggested that instead of the playground construction being carried out with a Local Initiatives Program grant for the labour, with cost of materials being shared as part of the rehabilitation project, the B.C. Housing Management Authority, could more appropriately, finance anything not covered by the Local Initiatives Program grant, and in addition, supervise the construction of the project and accept responsibility for its operation.

The above was discussed by the B.C. Housing Management Authority at its meeting on November 27, 1972, and they resolved not to accept this position.

Comparing the two arrangements, the City would be responsible for 25% of the cost of materials, financing the project out of the Strathcona Rehabilitation Project and for 6.25% of the cost (the City's share of the annual subsidy), if the project were financed as an operating cost by the B.C. Housing Management Authority.

The Director of Planning and Civic Development, as Chairman of the Strathcona Rehabilitation Committee, recommends:-

- (a) THAT if the Local Initiatives Program grant is approved for MacLean Park Tenants' Association, the City agree to the inclusion of the cost of materials as part of the cost of the Strathcona Rehabilitation Project from the contingency amount for the Strathcona Project.
- (b) THAT the B.C. Housing Management Authority be requested to assume responsibility for supervising the construction of the project and for its subsequent maintenance.
- (c) THAT consideration be given to the sale for \$1.00, of the land in question and additional surplus highway land, subject to a 20 year repurchase option if the land is required for highway purposes for one dollar.
- (d) THAT, if the property is sold to the Federal/Provincial partnership, it should be with the agreement that the development is subject to the same condition as applies in the present lease: i.e., that the form of development is subject to the approval of the City Engineer."

Your Board submits the recommendations of the Director of Planning and Civic Development for the CONSIDERATION of Council.

Board of Administration

December 1, 1972 . . . . . (FIRE) 1

FIRE AND TRAFFIC MATTERSRECOMMENDATION:1. Tender No. 39-72-3 - Fire Trucks

Tenders for the above were opened by your Board on October 23, 1972 and referred to the Fire Chief, City Engineer and Purchasing Agent for report. The officials concerned report as follows:

"This tender called for prices on two only 1050 Imp.G.P.M. Triple Combination Fire Trucks and one only 100 foot Aerial Ladder Truck.

On August 1, 1972, Council approved the funds for these purchases in advance of the 1973 Budget.

A working tabulation is on file in the office of the Purchasing Agent.

Local content consideration does not play any part in the evaluation of the bids.

Item 1 - 1050 I.G.P.M. Triple Combination Pumper Fire Truck

Three bids were received for this item. Bid No.1 is acceptable. Bid No.1 offered two different makes of truck chassis, a Ford chassis and a White chassis. The Ford chassis meets specifications as it is fitted with an automatic transmission. The White chassis at a savings of \$309.00 per truck is not considered to offer the best value because it is not fitted with an automatic transmission.

The Fire Chief, City Engineer and Purchasing Agent RECOMMEND acceptance of the low bid (Bid No.1) from Howard Distributors Ltd. for two only 1050 I.G.P.M. Triple Combination Pumper Fire Trucks c/w Ford C900 chassis at a total price of \$85,170.00 (\$42,585.00 each).

Item 2 - 100 Foot Aerial Ladder Fire Truck

Three bids were received for this item. Bid No.1 from Silverline Fire Equipment Ltd. is acceptable. Bid No.1 offered a choice of two different makes of chassis, a Ford and a White. The White chassis is considered to provide the best unit because of its much shorter turning radius. This Aerial Ladder Truck is over 40 feet long and requires a short turning radius if it is to operate successfully in the West End of Vancouver. Even though the White truck is not fitted with an automatic transmission, the advantage it offers in manoeuvrability because of its short turning radius more than offsets the disadvantages of not being equipped with an automatic transmission.

The Fire Chief, City Engineer and Purchasing Agent RECOMMEND acceptance of the low bid, Bid No.1, from Silverline Fire Equipment Ltd. for one only 100 foot Aerial Ladder Fire Truck c/w a White model 6000 chassis at a total cost of \$68,657.00.

The 5% Provincial S.S. Tax (and any other specified tariff) is in addition to all prices shown in the report and in the working tabulation."

Your Board RECOMMENDS that the recommendation of the Fire Chief, City Engineer and Purchasing Agent be approved, subject to a contract satisfactory to the Corporation Counsel.

CONSIDERATION:2. Request to Use Sound Truck

The City Engineer reports as follows:

"We have received a request from the Jewish Youth Council in a letter dated November 24, 1972, for permission to use a sound truck on December 6, 1972.

If Council gives permission, the sound truck, broadcasting Israeli music, will accompany their annual Torchlight Parade from Oak Street and 27th Avenue to Oak Street and 41st Avenue at 7:00 p.m.

Permission for the parade has been given by both the Police and Fire Departments but the use of a sound truck is a matter of Council policy, and is, therefore, referred for Council's consideration.

In previous years Council has given permission to use the sound truck. No problems appeared to evolve from its use and no complaints with regard to sound volume were received by the Engineering Department."

Your Board submits the matter to Council for CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 357

Board of Administration, December 1, 1972 . . . . . (FINANCE - 1)

FINANCE MATTERS

RECOMMENDATIONS

1. Stage Lighting Control Equipment - Re-location of the Lighting Console, The Queen Elizabeth Theatre

The Theatre Manager reports as follows:

"When the Theatre was built the lighting console was placed in the front centre of the lower orchestra and has been a source of irritation ever since.

The present location of the lighting console takes up the space of twenty prime seats. It is also undesirable from an operator's point because of proximity to the sounds from the orchestra.

Phase III of the replacement program of the lighting control equipment provides an opportunity, at minimum cost, to re-locate the console in the now unused radio room.

The costs associated with the move are the cost of running cable to the radio room, the lifting of the new unit into the radio room location, renovation of the radio room and the covering over of the present console location and the provision of seats. Estimated cost \$10,000.

The reason for asking approval at this time is that the location will affect the design of the lighting console units presently on order.

The Director of Finance advises that if approved the additional funds estimated at \$10,000 will be provided in the 1973 Supplemental Budget.

The Manager of The Queen Elizabeth Theatre recommends that the sum of \$10,000 be approved in advance of the 1973 Supplemental Capital Budget for the re-location of the lighting console and the provision of seats in the present console location. The work to be under the supervision of the Building Inspector.

The Vancouver Civic Auditorium Board strongly supports this recommendation."

Your Board RECOMMENDS the foregoing report of the Theatre Manager be approved.

FOR COUNCIL ACTION SEE PAGE(S) 357

BOARD OF ADMINISTRATIONPROPERTY MATTERSINFORMATIONDECEMBER 1, 19721. Demolitions

The Supervisor of Property & Insurance reports as follows:-

"I have received and opened quotations from various contractors for demolition of the structures listed below and have awarded the contract to the low bidders as noted:-

<u>Property</u>	<u>Project</u>	<u>Successful Bidder</u>	<u>City to Pay</u>	<u>Code No.</u>
1549 Parker Street Lot 17, Block 24, D.L. 264A	Britannia Community Services Centre	Merchant Contractors Ltd.	\$835.00	5830/428
876 Bidwell St. Lot 7 exc. N 91', Block 57, D.L. 185	West End Community Centre	John Bulych	\$995.00	649-1102
1635-1643-1649- 1657 Barclay St., Lots W $\frac{1}{2}$ 26, E $\frac{1}{2}$ 25, W $\frac{1}{2}$ 25, E $\frac{1}{2}$ 24, Block 57, D.L. 185. Including all foundations.	West End Community Centre	Bob's Power Demolition Co. Ltd.	\$6,200.00	649-1102

The above contracts have been confirmed by the Board of Administration and are reported to Council for INFORMATION."

Your Board submits the foregoing report to Council for INFORMATION.



BOARD OF ADMINISTRATION, December 1 1972.....(PROPERTIES)...2

## RECOMMENDATION

2. Sale to the Broadway Pentecostal Tabernacle for  
Combined Church and Senior Citizens' Development

The Supervisor of Property and Insurance reports as follows:-

"The Supervisor of Property and Insurance has received an offer to purchase Lots 18 to 24 inclusive and Lots B & C, Block 22, N  $\frac{1}{2}$  of Sec. 34, THSL, Situated on the North Side of East Broadway between Slocan and Pentiction Streets, from the Broadway Pentecostal Tabernacle in the amount of \$100,000.00. Appended to their offer is a consultant's report advising of an approximate \$50,000.00 to \$60,000.00 additional construction costs created by the site peculiarities. It should be clearly pointed out, however, that the additional construction costs are not all attributable to site peculiarities, but include additional costs which will be incurred because of the choice of design and lay-out of the proposed development.

### History:

The Subject site was released for sale in 1959 on the recommendation of the Technical Planning Board for some form of institutional use. On April 2nd, 1968, Council approved the recommendation of the Director of Planning that the site be released for sale to a non-profit organization for development of senior citizens' housing, subject to the site being rezoned to CD-1, Comprehensive.

In April, 1970, the Broadway Pentecostal Tabernacle obtained rezoning to CD-1 for a combined church and high-rise senior citizens' development on the site. At that time, the Tabernacle submitted a firm net offer of \$122,000.00 with full knowledge of site peculiarities, and with a floor space ratio approved by Council at 1.45. However, prior to the matter being placed before Council, this group withdrew their application due to a conflict within the congregation over the suitability of the project.

In April, 1972, the church advised the City that their internal problems had been resolved and that they now wish to reapply for development of the site on a similar basis as previously proposed.

On August 31st, 1972, Council, at a Public Hearing, approved the rezoning of the land for a combined church and senior citizens' high-rise development with a floor space ratio of 1.22, for a period to expire on January 9th, 1973, in which time the project was to be implemented or the land would revert to its original zoning of RS-1, Single Family Dwelling.

### Description of Site:

The site has a frontage of 429' on Broadway Street and a depth of approximately 126'. The property is level and there are no known fill conditions. The lane at the back of the site is approximately 10 to 12 feet above the site level and as such is considered to create some additional cost in the form of retaining walls, etc.

Based on drawings submitted, it is estimated that approximately 275 feet fronting on Broadway will be utilized for church purposes and the balance of the site, 154 feet, fronting on Broadway will be used for the high-rise senior citizens' tower consisting of 8 floors and containing 80 dwelling units.

BOARD OF ADMINISTRATION, December 1, 1972.....(PROPERTIES)...3

2. SALE TO THE BROADWAY PENTECOSTAL TABERNACLE  
FOR COMBINED CHURCH AND SENIOR CITIZENS'  
DEVELOPMENT (Continued)

Valuation:

The following values have been determined in accordance with the zonings and the uses:

1972 Assessed value for entire site based on RS-1 zoning	\$ 99,876.00
RS-1 Zoning: estimated current market value taking into consideration location and site problems	\$ 130,000.00
CD-1 Zoning: estimated market value based on approved use for development of 80 senior citizens' suites and church site	\$ 144,500.00

It has been the policy of the City to sell lands for Senior Citizens' Development at the assessed value based on subdivided lots as determined for general purposes under Section 342 (1) of the Vancouver Charter. The sale of City-owned lands for church purposes has been at market value. In each case the purchaser may apply for tax exemption. Following this criteria, the value of the site has been estimated as follows, taking into account site location and deficiencies:

1972 assessed value of the portion to be used for Senior Citizens' Development on the basis of subdivided lots in an RS-1 zoning	\$ 35,500.00
Current market value of the area to be used for church purposes on the same basis	82,500.00
Combined value of entire site:	\$ 118,000.00

This offer to purchase is placed before Council inasmuch as this group had proceeded with development proposals and application for rezoning prior to certain recent actions taken by City Council respecting the review of senior citizens' policies. A report by the Director of Planning and the Director of Finance pertaining to this review has been forwarded to the Standing Committee on Planning & Development. The report expresses the fact that as an alternative to selling its lands for Senior Citizens' Development on an assessed value basis, which is below market value, and tax exempt, it may be more financially beneficial to sell lands for Senior Citizens' Development to the Greater Vancouver Regional District, in which case, full taxes would be charged with the City paying a small amount of the net operating costs and amortization costs.

Consideration:

The matter of the direct sale of City lots 18 to 24 inclusive, and Lots B & C, Block 22, N  $\frac{1}{2}$  of Sec. 34, T.H.S.L., is placed before Council for consideration and determination as to price. In the event Council favours the direct sale, and establishes the selling price, it is

RECOMMENDED that the sale be on City terms at 9% interest subject to the following conditions:-

BOARD OF ADMINISTRATION, December 1, 1972.....(PROPERTIES)...4

2. SALE TO THE BROADWAY PENTECOSTAL TABERNACLE  
FOR COMBINED CHURCH AND SENIOR CITIZENS'  
DEVELOPMENT (Continued)

1. The purchaser to enter into a bulkhead agreement with respect to the entire site as the properties are below the level of the abutting lane and Slocan Street.
2. That an option be granted in favour of the City to repurchase the entire site at the net sale price in the event that a substantial amount of construction is not commenced within 2 years of Council's approval.
3. That an option be granted in favour of the City to repurchase that portion of the site designated for Senior Citizens' Development and the improvements located thereon at the net cost of the land, in the event the site is used for purposes other than senior citizens' housing during the term of 21 years from the date of Council's approval of the sale.
4. The date of sale to be the date of Council's approval.
5. The purchaser be required to finance that portion of the site designated for Senior Citizens' Development in accordance with the Elderly Citizens' Housing Act.
6. If it is necessary to create a separate parcel for the senior citizens' site in order to comply with Item 3 above, the purchaser to obtain the necessary resubdivision and provide the City with the required subdivision plans."

Your Board

Submits the foregoing report to Council for CONSIDERATION and RECOMMENDATION.

3. Request for Authority to Demolish  
782 East Pender St. - Lot 17, Block 76, D.L. 181  
and 767 Keefer St., - Lots 27&28, Block 76, D.L. 181

The Supervisor of Property & Insurance reports as follows:

"The subject properties were acquired in 1966 and 1967 as "Advance Purchases - Future Redevelopment Project." The properties are situated within the boundaries of Strathcona Rehabilitation Project area.

While, for some time, they have been in poor condition they have been utilized to provide temporary housing for people displaced by Urban Renewal Project II.

The tenant of 782 East Pender St. moved out some time ago but we retained the property as possible alternate accommodation for the remaining tenant in 767 Keefer St. 767 Keefer Street, former Yugoslav Hall, is in very poor condition and we have received complaints from civic inspectors regarding sub-standard electrical service, chimneys etc. A rough estimate by this office as to the monies required to improve the building sufficiently to permit continued occupancy was in the realm of \$18,000.00 in 1971. This has been confirmed by a report from Mr. Lowden of the Strathcona Rehabilitation Site Office, dated September 11, 1972, wherein, at a time when they were considering it as a possible headquarters for S.P.O.T.A., their conclusion was that the cost of such renovation would be in the realm of \$22,000.00 to \$25,000.00, and that the building was in such poor condition that it did not justify such renovation.

BOARD OF ADMINISTRATION, December 1, 1972.....(PROPERTIES)...5

3. Request for Authority to Demolish  
 782 East Pender St. - Lot 17, Block 76, D.L. 181 and  
767 Keefer St. - Lots 27&28, Block 76, D.L. 181 (Continued)

We have now been successful in relocating the remaining tenant of 767 Keefer Street in the MacLean Park Project.

Since we had held 782 East Pender Street, which is a small 4-room dwelling, as alternate accommodation for the above-mentioned tenant we are now free to dispose of this dwelling which is also in very poor condition.

The Strathcona Rehabilitation Committee are endeavouring to persuade private owners to demolish derelict buildings and following such general policy Mr. Lowden of the Site Office and Mr. H. Pickstone, Deputy Director of Planning & Civic Development, both endorse the proposal to demolish the subject sub-standard structures.

RECOMMENDED that the Supervisor of Property & Insurance be instructed to call for bids for the demolition of 767 Keefer Street and 782 East Pender Street."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property & Insurance be adopted.

FOR COUNCIL ACTION SEE PAGE(S) 353 358